



**MEDIO CREEK**

**BUSINESS PARK**



## **MEDIO CREEK BUSINESS PARK**

Medio Creek Business Park is planned to be a 2.5 million square foot industrial park located on 300 acres at IH-35 and SW Loop 410 in southwest San Antonio. The property is strategically located in the southwest sector of San Antonio, Texas and has the advantage of being the first industrial park as you enter San Antonio from Laredo. Medio Creek Business Park is conveniently located next to the new Union Pacific Intermodal Terminal and is ideally situated on IH-35, the main NAFTA trucking route from Laredo and the busiest US/Mexico border crossing for goods in the United States.

Southwest San Antonio is an emerging market for industrial real estate, with the primary drivers of industrial demand being generated by the Toyota Truck Assembly Plant, the development of the \$120 million Union Pacific Intermodal Terminal, and the increasing prominence of the nearby Port San Antonio as South Texas' inland trade port. The combination of a major rail depot with IH-35 truck traffic, makes Medio Creek Business Park a one of a kind location in San Antonio.

## **SITE DESCRIPTION**

The subject property is 300 acres of raw land known as Medio Creek Business Park. Medio Creek Business Park is located on the north side of IH-35 at Fischer Road, just south of the Loop 410 / IH-35 Interchange. The property is located in Bexar County but lies within San Antonio's extraterritorial jurisdiction (ETJ). Medio Creek is one of only two properties in the area that have immediate access to sanitary sewer and all utilities are available to the site. Access to the property is by way of Fischer Road and from the southbound IH-35 frontage road. The property is bounded to the west by the Union Pacific rail line and IH-35 fronts the property on the east. Traffic counts on IH-35 at Fischer Road are approximately 50,000 cars per day. Fischer Road is a full intersection off IH-35 for both northbound and southbound traffic and includes a north-to-south turnaround bridge. The southwest corner of IH-35 and Fischer Road is occupied by a Love's truck stop, which is not a part of the subject property. Recent developments at Medio Creek Business Park include the \$325 million Maruchan ramen noodle manufacturing plant and a 285,000 sq. ft. build-to suit by USAA Realco.

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## SITE ADVANTAGES

**Union Pacific Intermodal:** In March, 2009, Union Pacific Railroad officially opened the San Antonio Intermodal Terminal, a new \$120 million, state of the art, rail intermodal facility. The Union Pacific intermodal will trans-load rail cargo containers from train to truck and from truck to train. These containers are used for shipping imported goods primarily from China and Asia, and are transported by rail into San Antonio from either the ports of Long Beach, California, or by one of two deep water ports in Mexico. The intermodal will initially have the capacity to off-load approximately 300 containers per day with expansion capacity to handle 700 containers per day. These containers will then be trucked from the intermodal facility to nearby warehousing for final sorting, assembly, and distribution. The entrance to the intermodal facility is located on the IH-35 frontage road, just south of Fischer Road. Medio Creek Business Park is strategically located next to the entrance to the intermodal facility. Warehousing next to the intermodal terminal can significantly reduce a company's drayage and demurrage costs.

**NAFTA Trade Corridor:** Medio Creek Business Park is located on Interstate 35, the NAFTA Highway that provides direct freeway connection between Mexico and Canada. Goods entering the US at Laredo, Texas, the largest US land port, are transported by rail and truck along IH-35 for distribution throughout the United States. San Antonio, and more specifically, Medio Creek Business Park, is the first stop along the NAFTA Highway for goods coming from Mexico.

**Opportunity Zone / Foreign Trade Zone:** Medio Creek Business Park is designated as an Opportunity Zone under the 2017 Tax Cuts and Jobs Act, allowing deferred capital gains on new investment. Additionally, Medio Creek is available for Foreign Trade Zone status. Foreign Trade Zones are considered outside the US customs territory and goods admitted to the Zone are not subject to formal US Customs entries and payment of duties while in the Zone. Companies can store, assemble, process and test products in the FTZ and then export them out of the Zone, duty-free. Foreign Trade Zones can significantly cut business costs and paperwork.

**Toyota Motor Manufacturing:** Texas: In November of 2006, Toyota opened the \$1.2 billion San Antonio Toyota manufacturing plant which is located just minutes from Medio Creek Business Park. The plant employs 2,000 people and currently produces the full size Tundra pickup truck and the mid-sized Tacoma pickup. Medio Creek Business Park is a very convenient location for both 1st and 2nd tier suppliers that need to be in close proximity to the plant.

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**2 ENLARGED ENTRY ELEVATION**  
 SCALE 0 2' 0" 10 FEET

**MEDIO CREEK**  
 BUSINESS PARK



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**1 OVERALL NORTH ELEVATION**  
 SCALE 0 0' 20' 50 FEET



BAI PROJECT NUMBER: 0008  
 DATE: 02/20/20

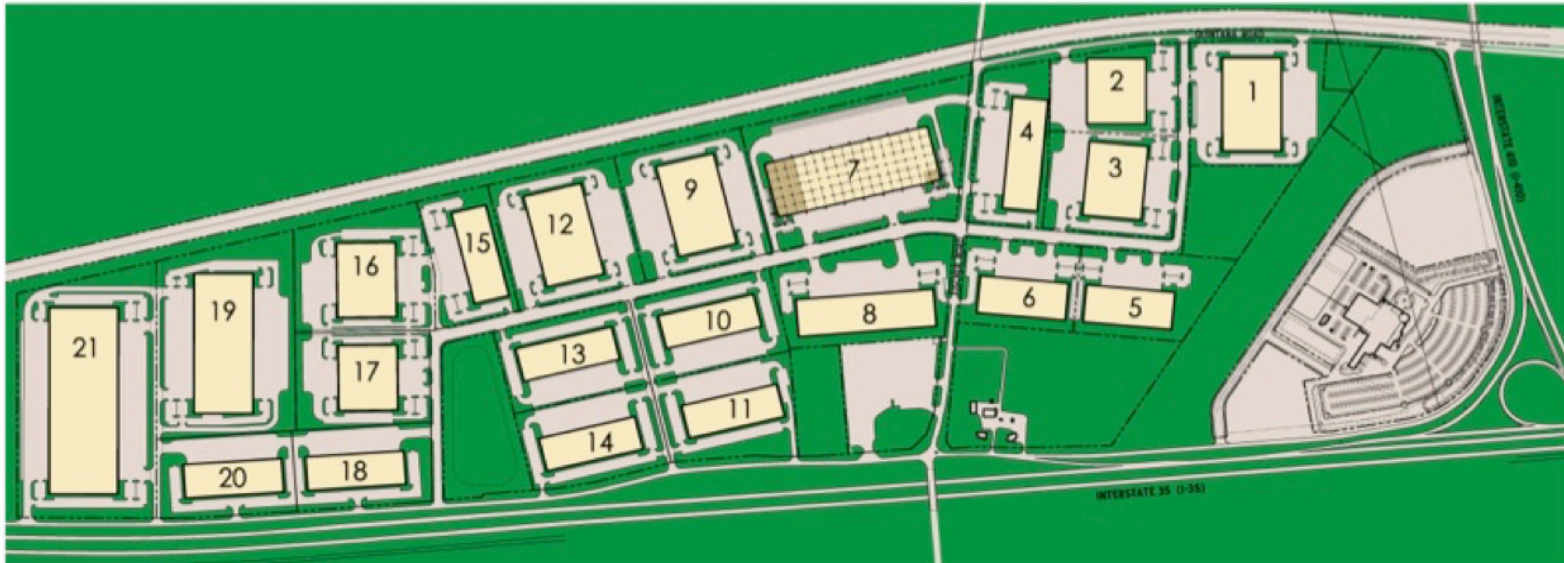


# MEDIO CREEK BUSINESS PARK



**MEDIO CREEK DATA TABLE**

BUILDING SUMMARY	SQUARE FEET	SITE AREA
BUILDING 1	95,000 S.F.	460,300 S.F. (0.6 ACRE)
BUILDING 2	105,000 S.F.	291,300 S.F. (4.2 ACRE)
BUILDING 3	102,000 S.F.	355,300 S.F. (5.2 ACRE)
BUILDING 4	98,000 S.F.	234,500 S.F. (3.4 ACRE)
BUILDING 5	90,000 S.F.	35,600 S.F. (0.5 ACRE)
BUILDING 6	90,000 S.F.	275,250 S.F. (4.0 ACRE)
BUILDING 7	254,880 S.F.	752,350 S.F. (10.9 ACRE)
BUILDING 8	140,000 S.F.	460,300 S.F. (6.7 ACRE)
BUILDING 9	90,000 S.F.	454,700 S.F. (6.6 ACRE)
BUILDING 10	90,000 S.F.	328,700 S.F. (4.8 ACRE)
BUILDING 11	90,000 S.F.	339,000 S.F. (4.9 ACRE)
BUILDING 12	90,000 S.F.	454,700 S.F. (6.6 ACRE)
BUILDING 13	90,000 S.F.	321,500 S.F. (4.7 ACRE)
BUILDING 14	90,000 S.F.	351,800 S.F. (5.1 ACRE)
BUILDING 15	90,000 S.F.	246,000 S.F. (3.6 ACRE)
BUILDING 16	102,000 S.F.	431,000 S.F. (6.3 ACRE)
BUILDING 17	105,000 S.F.	347,500 S.F. (5.1 ACRE)
BUILDING 18	90,000 S.F.	298,000 S.F. (4.4 ACRE)
BUILDING 19	225,000 S.F.	712,500 S.F. (10.4 ACRE)
BUILDING 20	90,000 S.F.	305,750 S.F. (4.5 ACRE)
BUILDING 21	205,000 S.F.	960,000 S.F. (13.9 ACRE)
TOTAL	2,797,880 S.F.	8,671,750 S.F. (126.2 ACRE)



**1 OVERALL SITE PLAN**  
 SCALE: 0 100' 200' 400-FEET  
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**MEDIO CREEK  
BUSINESS PARK**



**BAILEY COMMERCIAL**  
REAL ESTATE & DEVELOPMENT

SEA PROJECT NUMBER: 0008  
 DATE: 02.2009





# San Antonio Intermodal Terminal

- Located strategically between two main rail lines traveling to and from the West Coast and Mexico
- 250,000 Lift Capacity for Intermodal Containers
- Containers will contain household appliances, clothing, electronics, as well as auto parts for Toyota Assembly Plant
- 1,300 parking stalls for trailers
- 30 to 45 second processing time
- The San Antonio Intermodal Terminal is expected to generate \$2.5 billion in economic impact to the area over the next 20 years.





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